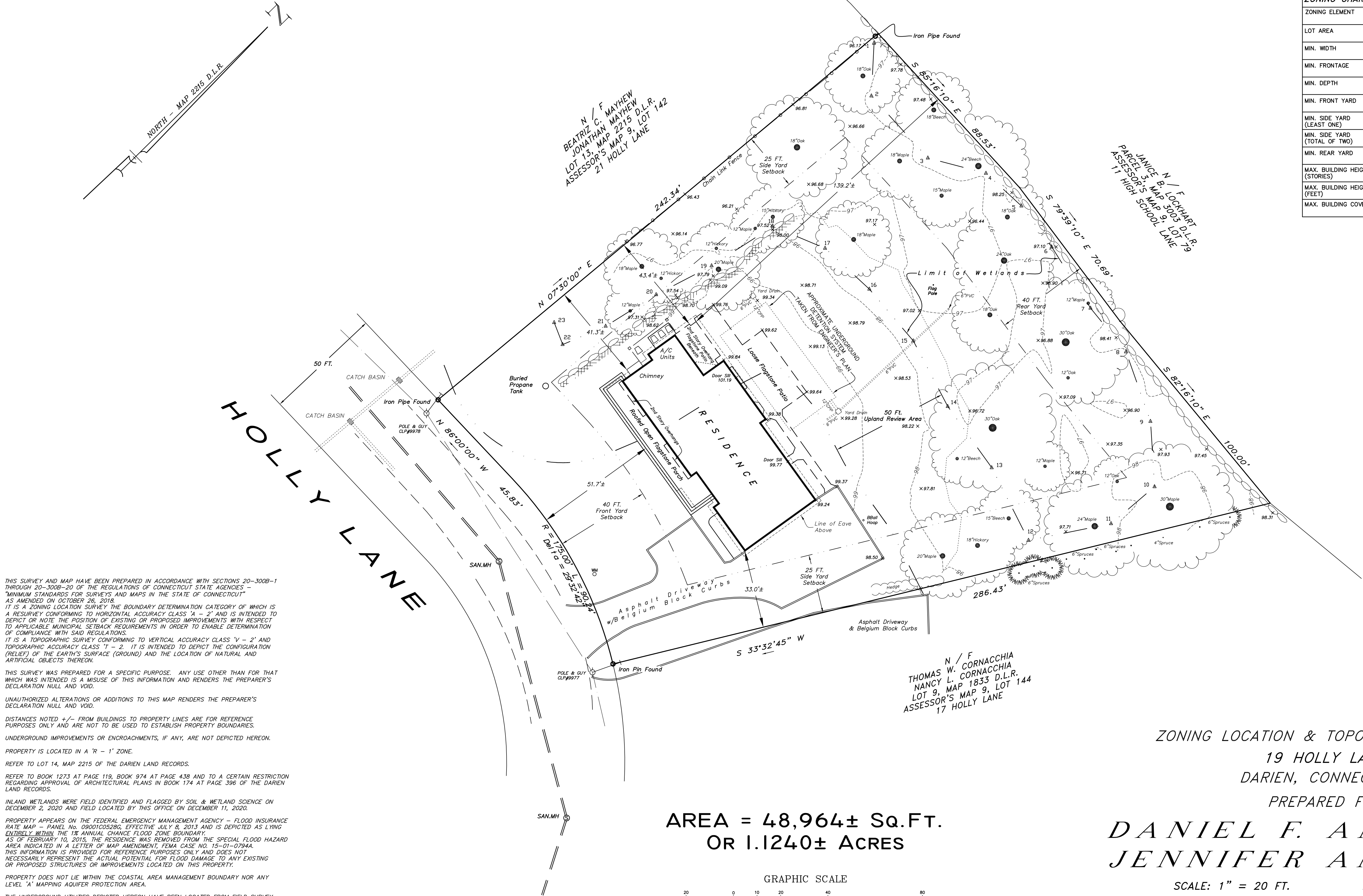


ASSESSOR'S MAP 9, LOT 143

ZONING CHART		R - 1 ZONE	
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES 43,560 SQ. FT.	1.1240± ACRES 48,964± SQ. FT.	
MIN. WIDTH	150 FEET	138.87 FEET	
MIN. FRONTAGE	50 FEET	136.07 FEET	
MIN. DEPTH	150 FEET	248.48 FEET	
MIN. FRONT YARD	40 FEET 65 FEET TO 6	51.7± FEET 76.7± FEET TO 6	
MIN. SIDE YARD (LEAST ONE)	25 FEET	33.0± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	74.3± FEET	
MIN. REAR YARD	40 FEET	139.2± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	UNKNOWN	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	20 PERCENT 9,792 SQ. FT.	8.69± PERCENT 4,254± SQ. FT.	



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2016.

IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS "V - 2" AND TOPOGRAPHIC ACCURACY CLASS "1 - 2". IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A R - 1 ZONE.

REFER TO LOT 14, MAP 2215 OF THE DARIEN LAND RECORDS.

REFER TO BOOK 1273 AT PAGE 119, BOOK 974 AT PAGE 438 AND TO A CERTAIN RESTRICTION REGARDING APPROVAL OF ARCHITECTURAL PLANS IN BOOK 174 AT PAGE 396 OF THE DARIEN LAND RECORDS.

INLAND WETLANDS WERE FIELD IDENTIFIED AND FLAGGED BY SOIL & WETLAND SCIENCE ON DECEMBER 2, 2020 AND FIELD LOCATED BY THIS OFFICE ON DECEMBER 11, 2020.

PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - PANEL No. 09001C05286, EFFECTIVE JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY.

AS OF FEBRUARY 10, 2015, THE RESIDENCE WAS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA INDICATED IN A LETTER OF MAP AMENDMENT, FEMA CASE NO. 15-01-0794A.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY DOES NOT LIE WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY NOR ANY LEVEL "A" MAPPING AQUIFER PROTECTION AREA.

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION, THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" ® 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

Mark S. Lebow Conn. L.L.S. Reg. No. 15564

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88)

ZONING LOCATION & TOPOGRAPHIC SURVEY
19 HOLLY LANE
DARIEN, CONNECTICUT
PREPARED FOR
DANIEL F. ANDERSON
JENNIFER ANDERSON
SCALE: 1" = 20 FT. DECEMBER 11, 2020
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN , CONN. ©